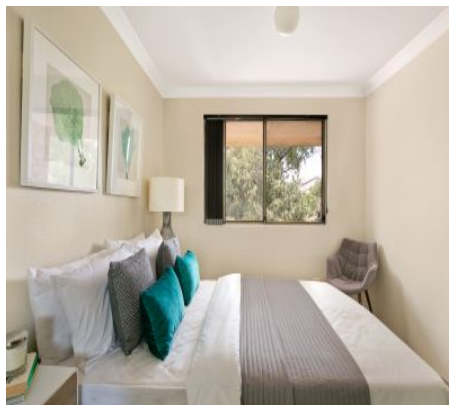


# Pymont

## 31/313 Harris Street



\$585k

## Modern urban living by Darling Harbour

Quietly positioned to the rear of the block, this modern dual level apartment's vibrant city fringe address offers a superb blend of urban convenience and harbourside living. Surrounded by dining and entertainment hotspots on the edge of Darling Harbour, this smart easy-care apartment is just over 1km to the CBD.

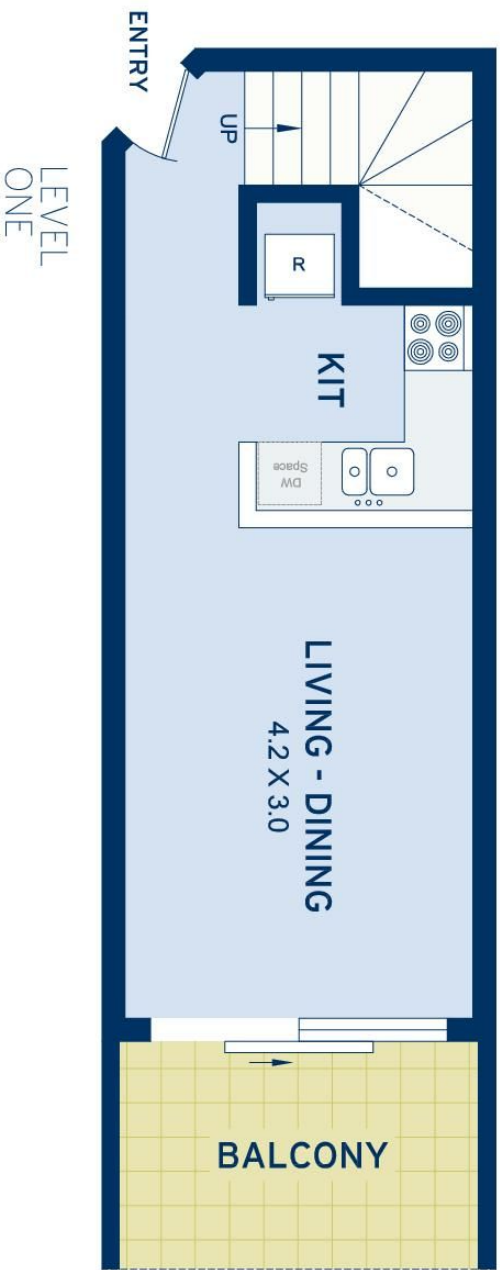
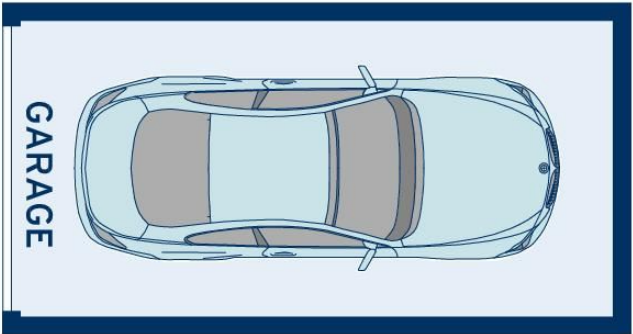
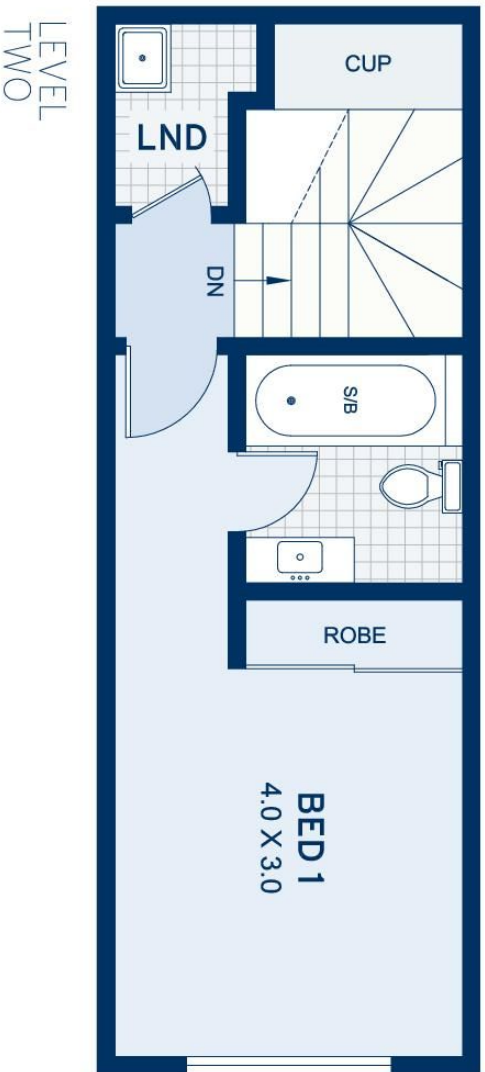
- A prominent security building in the heart of Pymont
- Walk to Darling Harbour, Chinatown and Broadway
- Whole-floor living, open plan kitchen and breakfast bar
- Well-presented interiors, balcony with a leafy outlook
- Double bed with built-ins and a good sized bathroom
- Full bathroom, large internal laundry and storage loft
- Lock-up garage, prime investment, strong rental demand
- 400m to Ian Thorpe Aquatic Centre, caf?s at the door
- Estimated rental return \$500 - \$550 per week



### ADDITIONAL DETAIL

Council Rates	\$210/qtr (approx)
Strata Fees	\$1,191/qtr (approx)
Water Rates	\$186/qtr (approx)
Type	Apartment
Sold Date	30/06/2016

**Peter Gordon**  
**0410 639 989**  
**peter@ch.com.au**



APPROXIMATE AREAS	
Internal Floor Space	52sqm
Balcony	6sqm
Garage	15sqm
Total	73sqm
OUTGOINGS	
Council Rates	\$210 pq
Water Rates	\$186 pq
Strata Rates	\$1191 pq

**Pyrmont**  
31/313 Harris Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson